

## Many Apartment House Leases

## Rentals Show Good Demand for Choice Suites in Various Sections.

M. H. Gallard & Co. have leased apartments at 316 West 93d st. to Mrs. Margaret D. Ayers, Simeon B. Eisenbach, W. H. C. Broughton, Max Wiener, Mrs. Florence B. Ansbacher, L. Nelson, Hiram B. Dauliger, Charles S. Whitely, Louis Annin Ames, Joseph E. Keller and Charles R. Mould; at 303 West 93d st. to George S. Haggart; at 140 West 104th st. to the Rev. E. S. Holloway, R. H. Holland, Mrs. Jane Deval, Mrs. Adelaide L. Doane, Mrs. Phoebe J. Maloy and John Sharpe; at 3130 Broadway to Mary C. Dierkes, Mrs. N. Harding, George W. Herzig, Charles M. Siegel, Charles S. Scott,

Miss Minnie Currie, Miss Grace Whistler, Miss Hare Kirk, Mrs. T. Tabin and Lemuel Lloyd, and at 213 West 90th st. to Mrs. Laura Stein. Samuel H. Martin has leased apartments at 105 West 77th st. to Grace Dullois, Virginia Kingley, Katherine A. Ward, J. J. Miller and James Buckley; at 85 West 61st st. to Jane Purcell, Dr. Shirley Wilmer, Wynne, Dr. J. Louis Ameno, Gustave Diech and A. H. Rand; at 48 West 60th st. to Joseph Hollinger, A. C. Rathbun, Louis Hopping and John M. Jeannot; at 122 West 68th st. to Joseph M. Kind; at 16 West 64th st. to Mrs. Elizabeth Snyder and L. E. Widdier; at 59 West 65th st. to Peter J. McLoughlin, at 32 West 66th st. to Mrs. Emily Harrington, at 9 West 64th st. to J. Arthur Meagher and at 11 West 64th st. to Harry Owen. Douglas L. Elliman & Co. have leased a large apartment at 755 Park av. corner of 72d st. to Mrs. Thomas A. Gillespie; at 565 Park av. to Mrs. E. H. Harder; and at 34 and 36 East 58th st.

to Lawrence T. Durant and Mrs. H. O. de Valdivia. Pease & Elliman have rented a suite in 86 West 59th st. to Mrs. Belle H. Ter Eych, and to Jerome D. Greene at 116 East 63d st.

## Dwelling Houses Leased.

Pease & Elliman have leased for a term of years to Mrs. S. H. Chapman the five-story American basement house 53 East 61st st. and for Frederick Brown the three-story house at 91 Park av. to Dr. Henry A. Griffin. Robert Levers has leased the five-story dwelling 352 Central Park West to Mrs. Jane Stacey Bradford for a term of three years. Moore, Schutte & Co. have leased 421 West 146th st., a three-story and basement private dwelling, to a client for a term of years, and for Joseph L. Ennis 451 Convent av., a four-story American basement private dwelling to a client. The Houghton company has leased to D. Monroe J. Poll, the three-story and basement dwelling 162 West 64th st.

MECCA FOR FALL BUYERS  
Homes and Sites at Mountain Lakes Residential Park.

Mountain Lakes Residential Park, New Jersey, continues to be a mecca for many fall buyers of homes and home sites. Mrs. Ann E. Dickinson Badgley bought last week a plot adjoining the house she purchased about two years ago. Jennie A. Eastace bought a home in Block M; Warren Davey, a home in Block J; Fred W. Boin, a plot adjacent to the home he bought a year ago, and J. Edward Young, Jr., a plot on Tower Hill, next to the house he recently purchased.

## Editor Leases Property.

Fish & Marvill have rented for a term the Harris estate, on Highland Road, near the Anawamsis Golf Club. Rye, to Robert Rudd Whiting, editor of "Ainslee's Magazine." The property comprises eight acres, with large colonial house and outbuildings.

## For Stricter Plumbing Rules

## Ordinance Before Aldermen Also Relates to All Kinds of Piping.

Alderman Hamilton, chairman of the Building Committee of the Board of Aldermen, introduced an ordinance relating to plumbing, drainage, gas piping and other systems of piping in buildings, as a part of the revision of the building code. The new ordinance authorizes the formulation of rules and regulations on gas piping and other forms of piping, the same as now authorized for plumbing and drainage. Such rules must be published in "The City Record" on eight successive Mondays before they become operative. Provision is made, however, that they shall not apply to existing work except where it is reconstructed to the extent of more than 50 per cent, or where new vertical lines or house drains are installed.

The cut-off valves required by the present law for factories, hotels, churches, theatres, schoolhouses and other buildings of a public character will hereafter be required on all new buildings and on all existing buildings, except residences for one or two families, or having not more than fifteen sleeping rooms.

Another section of the ordinance makes it unlawful to use any new system of piping and drainage until the same has been properly tested and inspected under the supervision of the Bureau of Buildings and in accordance with its rules. This is no change from existing requirements, it being now one of the rules, but it is hereby made an integral part of the law.

Provision is made for separate toilet facilities in buildings where both sexes are employed or congregated for any purpose. This, of course, does not apply to toilet facilities for separate families in apartments and tenements,

or to the private toilets attached to individual rooms or suites of rooms.

It is also made unlawful to use any new system of gas piping or an extension of an existing system until the same has been inspected and tested under the supervision of the Bureau of Buildings. The provision does not apply to existing systems unless there is reason to believe that defects exist which are dangerous to life or property.

The registration of master or employing plumbers now required by law is continued.

The enforcement of the ordinance is put under the jurisdiction of the superintendents of buildings of the several boroughs, except that when any system, after being put into use becomes a fire hazard, it comes under the supervision of the Fire Commissioner, as now provided by the old law. Section 141 of the present building code and a part of Section 142 of the same are repealed, together with ordinance No. 10,000, which was passed in 1908, and which is in conflict with the provisions of the ordinance. The ordinance is to take effect immediately.

## BRISK MT. VERNON SEASON

## Choice Homes in Various Sections Change Hands.

The Cooley Realty Company reports a brisk fall season. It has made the following sales: For Lizzie M. Moore, 19 Wyandham av., Oakwood Heights, to Robert C. Watts, house for his occupancy; for Stephen P. Darlington, dwelling, 15 Franklin av., Mount Vernon, to Frank C. Bodell; for Albert E. Seavert, residence, 154 Glen av., Chester Hill, to Herbert L. Baker, who is making extensive alterations and repairs and will occupy the premises; and for Ella Irwin, her attractive home at 122 Race av., to George T. Power.

## Tract at Patchogue Sold.

The Windsor Realty Company, Harry B. News, president, has sold a thirty-eight acre farm north of Patchogue, Long Island.

PALATIAL HOMES  
NEW YORK CITY'S FINEST APARTMENT HOUSES

Every announcement on this page has been investigated by The New York Tribune's Real Estate Editor and Real Estate Advertising Manager. There is no exaggeration or misrepresentation in these advertisements

The highest standard of efficiency is maintained in the management of all these properties; prompt and careful attention is accorded every tenant, and our rigid system of investigating references is an assurance against objectionable neighbors

## THE DORILTON

171 West 71st Street, Northeast Corner Broadway.

At the radial point of three great arteries of travel—Underground, Surface and Elevated; in close proximity to Central and Riverside Parks, and within the bounds of the most exclusive residential district. The Dorilton, built in the style of the modern French Renaissance, is twelve stories high.

Apartments of

7, 8 & 10 Rooms,  
2 and 3 Baths,

\$2,000 to \$3,500

F. R. WOOD, W. H. DOLSON CO.

Phone, 3800 Schuyler.

Broadway and 80th Street.



## THE STRATFORD-AVON

210 Riverside Drive, North Corner 93d Street.

One of the Finest  
APARTMENTS  
on the Drive.

Exceptionally Located.

10 & 11 Rooms &  
3 Baths,

All Large, Outside Rooms.

\$3,000 to \$3,200

F. R. WOOD, W. H. DOLSON CO.

Phone, 3800 Schuyler.

Broadway and 80th Street.



## THE HOHENZOLLERN

495 West End Avenue, Southwest Corner 84th Street.

Situated in a very refined residence section. With Subway station at 86th Street, and every West Side car line passing within three blocks, transit facilities are exceptional.

There are but three apartments on a floor. Every modern convenience and up-to-date appointment.

9, 10, 11 Rooms, 3 Baths,  
\$1,800 to \$2,700.

F. R. WOOD, W. H. DOLSON CO.

Phone, 3800 Schuyler.

Broadway and 80th Street.



## THE BARNARD

106-10 Central Park West, Southwest Corner 71st Street.

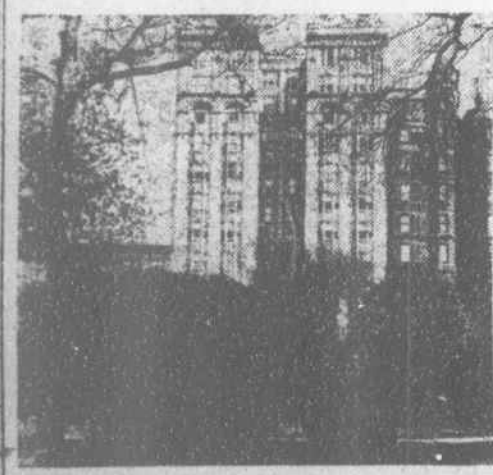
Special attention is called to this location as being one of the highest points on the avenue, overlooking the picturesque parts of Central Park, and but one block from the main Seventy-second Street entrance. The nearness to both the 72d Street Underground and the Elevated Stations adds greatly to the attractiveness of the location. The building is ten stories high, of fireproof construction, and absolutely sound proof.

Very Choice Apartments of  
6, 7, 8, 9 Rooms,  
2 Baths,  
\$1,300 Upwards,  
Including Refrigeration.

F. R. WOOD, W. H. DOLSON CO.

Phone, 3800 Schuyler.

Broadway and 80th Street.

For Sale or Lease  
Gramercy Park  
APARTMENTS

36 Gramercy Park West

A Quiet, Refined  
Locality. Special  
Park Privileges.  
Very Attractive.

SUITES OF  
9 AND 10 ROOMS  
Light and Airy.  
Unobstructed View.

RENTAL PRICE,  
\$2,000, \$3,000  
SALE PRICE,  
\$8,700-\$12,000

Inquire of Superintendent  
on Premises.

## THE CAMBRIA

347-351 West 55th St.

1, 2 and 3 Rooms and Bath,  
Kitchenette,

Furnished or Unfurnished.

\$480-\$780.

Inquire Superintendent on premises, or

J. ROMANE BROWN CO. N. E. Cor. Madison Av. & 41st St.  
Tel. Murray Hill—1481.

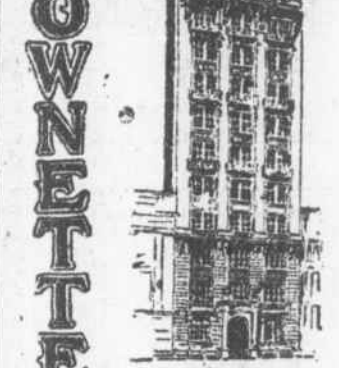
New 12 Story Apartment House  
410 Park Avenue

CORNER 53TH STREET.  
NOW READY FOR OCCUPANCY  
12 ROOMS & 3 BATHS—14 ROOMS & 4 BATHS  
19 ROOMS AND 8 BATHS  
RENTS \$4,000 TO \$11,000  
Living room, 21x32.6; dining room, 21x32.6.  
Renting Agent on premises. Booklet on request.  
Estate of Ogden Goelet, Owner. 9 West 17th St.  
Telephone 2199 Chelsea.

New Apartments in the Exclusive Park Avenue Section  
115 EAST 53rd STREET

One of three buildings under the same ownership, with court 32 feet wide, extending out to 53d St., making this apartment house practically a corner building and guaranteeing permanent light and air.  
7 ROOMS, \$1,950 TO \$2,600 2 & 3 BATHS  
Extra Servants' Rooms. Booklet Upon Request  
PHYSICIANS' APARTMENTS of two and three rooms and bath.  
MOORE & WYCKOFF, Agents, 546 5th Ave.  
Northwest Corner of 45th St. Telephone 1263 Bryant.

## BOWNETTE



11 West 81st St.,  
Facing Manhattan Square Park,  
OVERLOOKING CENTRAL PARK.  
Each Apartment Occupies an Entire Floor.  
ALL OUTSIDE ROOMS.  
11 ROOMS, 3 BATHS

## COURTNEY



55 Central Park West,  
Between 85th and 86th Sts.,  
FACING CENTRAL PARK.  
Each Apartment Occupies an Entire Floor.  
ALL OUTSIDE ROOMS.  
10 ROOMS, 3 BATHS

## DIRECT REALTY CO.

S. E. Cor. Broadway and 70th St. Telephone Columbus 6314  
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HIGH-CLASS BACHELOR APARTMENTS.  
The Sherman—73d STREET

Facing 72d Street Subway Express Station.  
2 AND 3 ROOMS AND BATH—RENTS EXTREMELY REASONABLE.  
Elegant Apartments, Light and Airy. Maid Service. Meals Served if Desired.

## Ormonde-Seminole

Suites 8 and 10 Rooms, 2 and 3 Baths  
All rooms exceptional for size and light.  
Electric light and refrigeration free.  
Superior service guaranteed.

## The Annex

143-145 West 98th St.  
Adjoining the Ormonde-Seminole.  
NON-ELEVATOR APARTMENTS.  
Large, light and most desirable.  
RENTS REASONABLE.

## The Arbutus

641 West End Ave., N. W. Cor. 91st St.  
One block from subway station.  
9 Rooms and 2 Baths  
Most suitable for professional man.  
Electric light free.  
Great concessions will be made now.  
All modern improvements.

## The Parkway

South Broadway and Lawrence St.,  
YONKERS, N. Y.  
Close to New York City line.  
7 Rooms and 2 Baths—Rent \$600  
Trolley to door to subway.  
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MODERN 12 STORY FIREPROOF BUILDING  
220 West 98th St., S. E. Cor. B'way.  
Subway Express Station at 90th St.

7-8 Large, Light Rooms \$1400-\$1800  
5 Large, Light Rooms \$1200  
5 Foyer, Bath, Extra Maid's Room  
All latest improvements, including Filtered water and Vacuum Cleaner (Free); Perfectly equipped Laundry, also tubs in kitchens.

## The Wilmington

230 West 97th St., S. E. Cor. B'way  
7 LARGE, LIGHT ROOMS  
and Bath; all Modern Improvements \$1250

Abundant Closets Efficient Service Exceptional Value  
Apply on premises or to  
JOS. N. ESCOBAL, Mgr. 230 West 98th St.  
or 10 Phone 6906 River.

## The Devonshire

542 West 112th St., S. E. Cor. Broadway.  
Ten story; absolutely fireproof; personal attention of management; high class service guaranteed.

7 Rooms, 3 Baths, Foyer, \$1,500.  
9 Rooms, 3 Baths, Foyer, \$1,800 to \$2,100.

## The Roxbury

540 West 122d St.  
Apartments of 5 and 6 rooms.  
View of Palisades and river.  
Rents \$540 to \$840.  
Full value and correct service positively guaranteed.

## The Katahdin

N. E. Cor. Broadway and 113th St.  
Apartments of 8 Rooms.  
Rents \$1,200 to \$1,600.  
Very exceptional value.

## The Bordeaux

S. E. Cor. Riverside Drive and 127th St.  
Full river view.  
One Apartment of 7 Rooms and Bath.  
\$1,000.

REPRESENTATIVE ON PREMISES, OR  
WILLIAM P. SHERIDAN, Agent,  
549 Riverside Drive. Phone 434 Morningside.

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542 West 112th St., S. E. Cor. Broadway.  
Ten story; absolutely fireproof; personal attention of management; high class service guaranteed.

7 Rooms, 3 Baths, Foyer, \$1,500.  
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S. E. Cor. Riverside Drive and 127th St.  
Full river view.  
One Apartment of 7 Rooms and Bath.  
\$1,000.

REPRESENTATIVE ON PREMISES, OR  
WILLIAM P. SHERIDAN, Agent,  
549 Riverside Drive. Phone 434 Morningside.

## High-Class West Side Apartments

REXOR  
400 West 110th St.,  
Southwest Cor. Broadway.  
A new 12 story high-class fireproof apartment.  
6 & 7 Rooms, 2 & 3 Baths.  
\$1,600 to \$2,000.

YORKSHIRE  
362 West 113th St.,  
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7 & 8 Rooms, 2 Baths.  
\$1,100 to \$1,600.  
Especially arranged for doctors.  
10 Rooms, 3 Baths, \$2,000.

LA JACQUETTA  
168 West 87th St.,  
Det. Columbus & Amsterdam avs.  
7 Rooms, 3 Baths.  
\$1,700 to \$1,900.

LA ROCHELLE  
21 West 124th St.,  
One block to Central Park.  
6 & 7 Rooms & Bath.  
\$1,000 to \$1,800.

PAMLICO  
97 Central Park West,  
Your Own apt.  
8 Rooms & 1 Bath.  
\$1,550.

CORTLANDT  
210 Cathedral Parkway,  
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8 Rooms & 3 Baths.  
\$1,800 to \$1,900.

349 WEST 85TH ST.  
Near West End Ave.  
Very Large Rooms.  
8 Rooms & Bath.  
\$1,400.

ROSA  
300 West 90th St.,  
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9 Rooms & 2 Baths.  
\$1,500.

SLAWSON & HOBBS, Agents,  
162 West 72d St., near Broadway.

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Offer the following Elevator Apartments for Rent:—  
Broadway and 79th Street TEL. 9700—SCHUYLER

Royal Grand,  
160 Claremont Av.  
New six story apartment building;  
every room an outside room; excellent  
outlook over Riverside Drive and the  
Hudson; a few minutes' walk from the  
Manhattan St. subway; every modern  
improvement.  
2, 3, 4 and 5 Rooms and Bath.  
Rents \$420 to \$780.

New Amsterdam,  
N. E. Cor. 75th & Amsterdam.  
Fireproof elevator apartment house;  
elevator service; every modern improvement.  
7 Rooms and Bath.  
Rent \$1,400.

The Leyland,  
306 West 80th St.  
Best West End Av. & Riverside Drive.  
Seven story fireproof construction; all  
modern improvements; close to subway  
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Rents \$1,000 to \$1,400.

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that do not appear in this advertisement. A call at our office will save you  
much time and annoyance. We will mail you our booklet containing full  
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## VAUXHALL

780 Riverside Drive  
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New Eleven Story Absolutely Fireproof Building,  
4 Rooms, from \$700 6 Rooms, from \$1200  
5 " " 950 7 " " 1350  
1, 2 and 3 Baths.

All rooms large, light and airy, with mostly  
southern exposure; large closets, spacious foyers  
and vestibules; smoke-proof fire tower.

BY WAITING UNTIL NOVEMBER  
You can secure the benefits of the exceptional rental  
opportunities offered in this new building.

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Location is the best and most convenient on Washington  
Heights, commanding a view of Hudson, accessible to subway express  
stations, Broadway surface line and elevated. Overlooking grounds  
of Hispanic Society of America.

BERT G. FAULHABER & CO.,  
BROADWAY AND 156TH ST.  
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All Outside Rooms  
MARC ANTONY  
AND  
PRINCE HUMBERT

214 to 220 Cathedral Parkway  
(110th St., near Broadway)

Convenient to Subway and Elevated Stations.  
Rents \$800 to \$1,300

New, Absolutely Fireproof Buildings.  
APPLY ON PREMISES, OR  
THOMAS J. O'REILLY Broadway & 109th St.

## Choice Apartments in the Riverside District

The Glenham,  
2626 BROADWAY, near 99th St.  
All-Night Elevator Service.  
Best value for the Money.  
8 Rooms, \$1,000 to \$1,200

The Neuwald,  
242 W. 104TH ST., Just Off B'way  
7 and 8 Rooms and Bath.  
\$840 to \$1,000

The Allerton,  
600 W. 113th St., Cor. B'way  
New 12 Story Fireproof Building  
1 6-Room Suite, 2 baths,  
J 7-Room Suite, 2 baths,

Apply Superintendent on Premises, or  
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